Karen Johnson Davidson County
Batch# 1167261 DEEDWARR
08/12/2024 09:53:30 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20240812-0060254

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2024.

Notary Public

My commission expires: 4-13-25

(Notary Stamp)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Erick Cox, Jr. and Lou Cox	CMG Home Loans	**172-15-0A-185.00CO**
3804 Bryce Road	3160 Crow Canyon Road, Suite 400	
Nashville, TN 37211	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven D. Hodge, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Erick Cox, Jr. and Lou Cox, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Section Ten, Holt Woods of record in Plat Book 9700, Pages 281 and 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Steven D. Hodge, a single person, by deed from Jung Hyun Lee and wife, Yon Sook Lee, of record in Instrument No. 20080616-0061512, Register's Office for Davidson County, Tennessee, dated June 12, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Pages 281 and 282, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 9570, Page 22, amended in Book 10256, Page 506, Book 10258, Page 142 and Instrument No. 20190624-0060843, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.
e. Charter for Holt Woods Homeowners Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
f. Deed of common areas to Homeowners Association of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
g. Sanitary Sewer Easement of record in Book 9303, Page 202 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
h. Sanitary Sewer Easement of record in Book 9303, Page 202 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
i. PUD Boundary of record in Plat Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.

j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3804 Bryce Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of August, 2024.

Steven D. Hodge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Steven D. Hodge, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2024.

Notary Signature
My commission expires:

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

File #: 24-284
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2, 2024.

Signature
August 2, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 2, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025